



**343 Moor End Road, Halifax, HX2 0RD**  
**Offers Over £300,000**

HAMILTON BOWER are pleased to offer FOR SALE this spacious THREE/FOUR BEDROOM SEMI-DETACHED FAMILY HOME located in Woodlesford - HX2. With potential use as a four bedroom property, far-reaching views, and within close proximity to local schools, we expect this property to be popular with family buyers seeking a home in the area. Internally comprising; entrance hallway, lounge, dining kitchen, utility room, garage, three double bedrooms and a single, bathroom and loft. Externally the property has a low-maintenance garden to the rear, and lawned garden and double driveway to the front. The property benefits from gas central heating and double glazing throughout and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

## GROUND FLOOR

### Entrance Hallway



Entrance hallway offering access to all ground floor rooms and first floor staircase.

With tiled flooring, full alarm system, and space for coats and shoes storage.

### Dining Kitchen



Spacious dining kitchen to the rear of the property with double doors to the garden, and access through to the utility room/garage.

The kitchen has tiled flooring and is fitted with a wide range of wooden units with complementary worktops and tiled splashbacks.

Appliances - range cooker with overhead extractor, american-style fridge/freezer, sink with drainer. (utility room offering space for further appliances).

### Living Room



Generous living room to the front of the property with a view to the garden.

With a central electric fireplace, recessed television space, and ample room for a two/three-piece suite.

## Utility Room



Utility room leading through from the dining kitchen, open to the garage and with a rear access point to the garden. With tiled flooring, boiler unit, and with power/plumber for further appliances - washing machine, dryer, dishwasher.

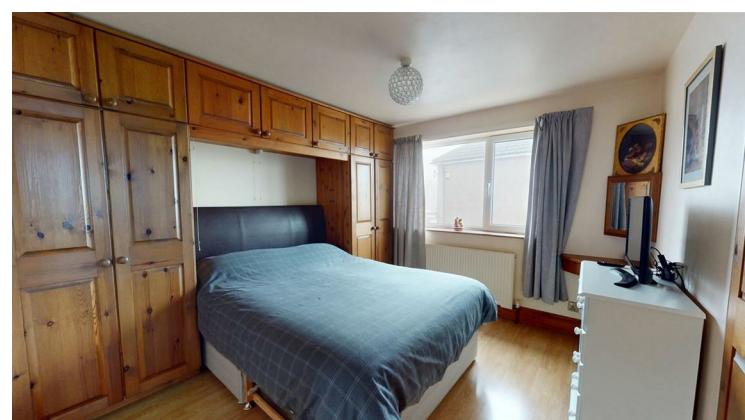
### Garage

Single garage to the end of the driveway with internal access from the dining kitchen.

The garage offers lighting, a power supply and ideal storage space for this family home.

## FIRST FLOOR

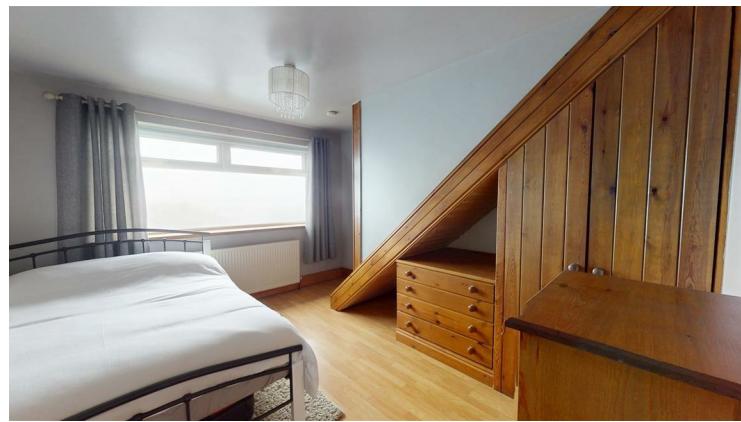
### Primary Bedroom



Good-sized primary bedroom to the rear of the property with a view to the garden.

With laminate flooring, fitted wardrobes/cupboards, and ample room for a large bed with dressing furniture.

## Bedroom



Second bedroom, a further double room with a view to the front of the property.

With laminate flooring throughout, under-stairs wardrobes/draws and ample room for a double bed with side tables.

## Bedroom



Third bedroom, a single room with a view to the front of the property.

Offering space for a single bed with dressing furniture, ideal for a child's bedroom or to be used as a home office.

## Bathroom



Well-presented house bathroom with a frosted window to the rear of the property.

Fitted with a matching white three-piece suite - bath with overhead shower, wc, wash basin and heated towel rail.

## SECOND FLOOR

### Bedroom/Occasional Room

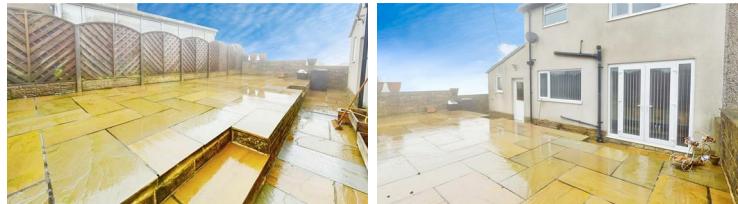
Top floor occasional room, with dual-skylight windows and ceiling beams.

The room offers potential to be used as a large double bedroom, playroom, or a home office.

## EXTERNAL



## Rear



Low-maintenance garden to the rear of the property with access from the dining kitchen, utility room or the side of the property. Offering great open-views, with plenty of space for outdoor seating and entertaining space.

## Front



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	